



IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 215 East 45th Street (Block 1319, Lots 8 and 11) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a 21-story shelter containing approximately 130 supportive housing units and 171 shelter beds, Borough of Manhattan, Community District 6.

Approval of three separate matters is required:

1. The designation of property located at 215-225 East 45th Street, (Block 1319, Lots 8 and 11) in the Borough of Manhattan, as an Urban Development Action Area (UDAA); and
2. An Urban Development Action Area Project (UDAAP) for such area; and
3. The disposition of such property, to a developer selected by HPD

This application for UDAA designation, project approval, and disposition of City-owned property (C 220132 HAM) was filed by the New York City Department of Housing Preservation and Development (HPD) and the New York City Department of Homeless Services (DHS) on October 6, 2021. This application, in conjunction with the related action (C 220131 PSM), would facilitate the development of a 21-story building containing approximately 130 supportive and affordable housing units and 171 shelter beds at 215-225 East 45th Street, (Block 1319, Lots 8 and 11), in the East Midtown neighborhood of Manhattan, Community District 6.

HPD states in its application that:

“The Development Site consists of underutilized land that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities will protect and promote health and safety and encourage sound growth and development. The Development Site is therefore eligible to be an Urban Development Action Area and the Proposed Development is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.”

RELATED ACTIONS

In addition to the UDAAP action that is the subject of this report (C 220132 HAM), the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

C 220131 PSM Site Selection to remove the shelter capacity restriction of 150 beds as approved in a prior application for the site selection/acquisition of the existing shelter.

BACKGROUND

HPD and DHS are requesting a UDAAP designation, project approval and disposition of City-owned property, and a site selection to facilitate the construction of a new 21-story mixed-use building in East Midtown, Manhattan Community District 6. The as-of-right development will contain a women’s shelter, supportive and affordable housing units, and a medical clinic.

The development site (Block 1319, Lots 8 and 11) is comprised of two midblock lots located on the block bounded by East 46th Street to the north, Second Avenue to the east, East 45th Street to the south and Third Avenue to the west. The character of the surrounding area immediately to the west of the site and fronting Third Avenue is dominated by large footprint commercial office buildings. The block containing the development site marks a transition to the east, from Third Avenue to Second Avenue, as the commercial intensity of East Midtown scales down toward Second Avenue. The transition still sees commercial development of substantial scale, but residential uses become prevalent on approach to and east of Second Avenue, both within smaller walk-up buildings and larger residential towers. The more prominent residential towers

include the 43-story Dag Hammarskjöld Tower, located at the corner of Second Avenue and East 47th Street, and the 21-story Olympia House apartment building on the corner of Second Avenue and East 44th Street. Building heights in the blocks between Second and Third avenues vary from six to 16 stories in the midblock to over 40 stories along the avenues.

Much of the surrounding area to the north, south and west is zoned C5-3 and comprises the eastern periphery of the Special Midtown District and the East Midtown Subdistrict (N 820253A ZRM). The midblock is zoned R10 and C6-4, with a C1-9 and Special Transit Land Use District mapped on Second Avenue at East 45th Street to the east.

Due to its proximity to the United Nations Headquarters, development to the east of Second Avenue also contains a cluster of foreign consulates, hotels and associated uses that support the UN Special District. Within the surrounding area, the Bahamas Consulate General is located on East 46th Street between Second and Third avenues and New York Consulate of Kuwait Services is located on East 44th Street between Third and Lexington avenues.

The nearest open spaces include the Dag Hammarskjöld Plaza located along East 47th Street between Second and First avenues and Tudor City Green located at the corner of Tudor City Place and East 42nd Street.

The development site is highly accessible, located three blocks west of Grand Central Station, which is served by both the 4, 5, 6, 7 and Shuttle subway lines. The station also provides access to the terminus of the Metro North Rail Road. The Long Island Railroad will also terminate at Grand Central via the East Side Access project, planned for opening in late 2022.

The development site is mapped with split C5-3 and C6-4 zoning districts, with much of the site located in the C6-4 district. The C5-3 portion of the site is within the East Midtown Sub-district of the Special Midtown District (N 820253A ZRM). The development site has a total lot area of 10,042 square feet and an approximately 100-foot-long frontage to East 45th Street. It is currently improved with two structures, including a four-story building on Lot 8 and a six-story building on Lot 11, both of which are internally connected and house the existing New Providence

Women's Shelter.

The site was initially developed with four inter-connecting buildings constructed between 1910 and 1925 for the New Providence Foundation, which operated a convent and orphanage. In the mid-1980s, the Human Resources Administration (HRA) located its UN School Shelter for Women at 931 First Avenue as a temporary residence for women struggling with homelessness, housing approximately 170 persons. HRA committed to moving the shelter to the development site, as 931 First Avenue was a designated landmark structure, limiting HRA's ability to rehabilitate the building to fully accommodate the shelter use.

On April 4, 1993, the CPC approved an application (C 930107 PCM) by the Department of General Services and HRA for site selection and acquisition of properties located at the development site, for use as transitional housing for single women. The approval included a capacity limit of 150 shelter beds. The City Council approved the application with modification on June 2, 1993 (Resolution No. 1452-1993).

The existing New Providence Women's Shelter has been in operation on the development site since 1998. The on-site services include a primary care clinic and temporary housing for 130 women struggling with homelessness, mental health challenges and substance abuse.

The development, as proposed by HPD and DHS, would be developed pursuant to existing zoning regulations (as of right), involving full demolition of the two buildings on site and construction of a new 21-story building. The proposed development would include a women's shelter, affordable and supportive housing, and a medical clinic. The building would reach approximately 217 feet in height and contain approximately 117,400 square feet of floor area with a floor area ratio (FAR) of 11.78.

The new building would continue the shelter use that is currently located on site. The applicant plans to utilize approximately 34,100 square feet of the building for a purpose-built shelter space that would expand the existing 130 shelter beds to provide approximately 171 beds for single adult women. In addition to temporary housing, the shelter would provide on-site support

services including employment resources, occupational therapy, and medical, mental and behavioral health services. Proposed shelter amenities would include a shared outdoor terrace on the second floor, kitchen areas, dining areas, occupational therapy rooms, and laundry rooms.

The applicant plans to utilize approximately 79,700 square feet of the building for residential space that would include 130 permanently affordable housing units, as well as one additional superintendent's unit. All these units would be studios. Of the 130 units, it is planned that 79 would be supportive housing for formerly homeless individuals and approximately 51 would be for other low-income individuals and households earning up to 60 percent of the area median income (AMI). Amenities for residents would include a shared outdoor terrace on the second floor, a multi-purpose recreation room, and laundry facilities.

The proposed ground floor would contain a 3,600-square-foot medical clinic to serve both the residents of the proposed development and the public. The proposed development would be built to Enterprise Green Communities standards.

HPD and DHS are requesting two actions to facilitate the proposed development. A UDAAP designation, project approval, and disposition of City-owned property (C 220132 HAM) would allow HPD to dispose of the subject property to Project Renewal. Project Renewal currently serves approximately 861 single adults per night across seven shelters and operates over 1,100 units of supportive housing.

A new site selection (C 220131 PSM) would remove the existing 150 bed capacity restriction on shelter use of the site, applied as part of the 1993 site selection action, facilitating the redevelopment of the existing shelter into a new 171-bed purpose-built shelter.

ENVIRONMENTAL REVIEW

The application (C 220132 HAM), in conjunction with the application for the related action (C 220131 PSM), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the New York City Environmental Quality Review

(CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 22HPD004M. The lead agency is HPD.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on October 29, 2021.

UNIFORM LAND USE REVIEW

This application (C 220132 HAM) and the application for the related action (C 220131 PSM) were certified as complete by the Department of City Planning on November 1, 2021 and duly referred to Manhattan Community Board 6 and the Manhattan Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Manhattan Community Board 6 held a public hearing on this application (C 220132 HAM) on November 15, 2021, and, on December 8, 2021, by a vote of 39 in favor, none opposed, and two abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 220132 HAM) was considered by the Manhattan Borough President, who, on December 21, 2021, issued a recommendation to approve the application with the following conditions:

- “• Market available units in coordination with local organizations in Midtown to ensure equitable selection of tenants; and
- Prioritize potential tenants who are already residing in the Midtown neighborhood.”

City Planning Commission Public Hearing

On January 5, 2022 (Calendar No. 5), the Commission scheduled January 19, 2022 for a public hearing on this application (C 220132 HAM). The hearing was duly held on January 19, 2022 (Calendar No. 17), in conjunction with the public hearing on the application for the related

action.

The applicant team, composed of three speakers, included an HPD representative, a representative of the development team, and an architect, all of whom testified in favor of the application. The representative from HPD provided an overview of the requested actions facilitating the redevelopment of the existing shelter site and surrounding context. The representative for the developer described the inefficient layout of the existing buildings, emphasizing the importance of the proposed development with a purpose-built shelter and clinic. They also provided a unit breakdown between the supportive housing and affordable housing units. The project architect described how the proposed design accommodates the three major programs in the building and provides communal amenities for supportive housing and shelter residents.

The applicant team discussed the proposed development and answered questions regarding the proposed programming.

In addition, representatives from the 32BJ Service Employees International Union and The Supportive Housing Network of New York testified in support of the project for providing additional shelter beds and creating new supportive and affordable housing.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes the proposed UDAAP application (C 220132 HAM), in conjunction with the related site selection action (C 220131 PSM), is appropriate.

Together, these actions will facilitate the construction of an as-of-right 21-story building with approximately 79 supportive housing units for formerly homeless individuals, 51 affordable housing units, and an expanded 171-bed shelter for single adult women struggling with homelessness and mental health challenges. In addition, the development will provide a medical clinic on the ground floor for both shelter residents and the public.

The Commission finds that the UDAAP designation, project approval, and disposition of City-owned property to facilitate the creation of new affordable and supportive housing, an expanded homeless shelter facility, and medical clinic on an underutilized, City-owned property, is appropriate. The site's proximity to transit, a large residential population, and existing commercial corridors will ensure those accommodated in the building will benefit from easy access to services, facilities and opportunities throughout the neighborhood and the city, making it an ideal location for supportive housing to accommodate individuals in need. The proposed development will make productive use of an underutilized property to provide much-needed affordable housing in the East Midtown neighborhood of Manhattan.

The Commission believes that the new site selection of City-owned property located at 215-225 East 45th Street, modifying a previously approved site selection on this site, is appropriate. The site has been occupied by the New Providence Women's Shelter since 1998, providing 130 beds for single adult women struggling with homelessness. The proposed site selection will remove the existing limit of 150 beds for shelter use applied in 1993, to facilitate the proposed 171-bed shelter. The expansion will allow women experiencing homelessness and mental health challenges the opportunity to be accommodated in their home borough, closer to their support networks, including schools, jobs, family, friends, and communities. The location of the site is particularly desirable for the proposed use in part due to its excellent accessibility, local service and employment opportunities, allowing access to an area that would otherwise be financially inaccessible. The Commission recognizes the need to assist the City's residents struggling with homelessness and believes the proposed facility will help towards the City's efforts to maintain and provide adequate supply of beds to fulfill its commitment to provide temporary shelter to all who are eligible and apply for housing assistance, as mandated by law and court order. Removing the restriction of 150 beds imposed as a condition of approval for the site selection in 1993 will enable this facility to better meet the variety of needs that currently exist and are anticipated in this community.

The new expanded shelter will also be operated by Project Renewal, an established operator in the City, with a focus on providing on-site support services, and critical housing and employment

resources. The new purpose-built shelter facility will allow Project Renewal to increase its programming and serve more people in a more efficient manner. The Commission recognizes and applauds Project Renewal's commitment to provide and expand supportive, affordable, and shelter housing for Manhattan residents.

The applicant team's intention to construct the building using environmentally friendly methods, incorporating Enterprise Green Communities standards, and the provision of amenities addressing the needs of the residents, is appreciated by the Commission. The building would include elements such as construction waste management, healthier material selection, green roofs, and access to potable water during emergencies to conserve energy, reduce environmental impacts, and promote residents' health.

The Commission acknowledges the Borough President's requests for expanded marketing and larger local preference for affordable and supportive housing. The applicant has been made aware of these preferences but they are beyond the scope of the Commission's consideration of the subject and related applications.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement (EAS) for which a Negative Declaration was issued on October 29, 2021 with respect to this application (CEQR No. 22HPD004M), that the City Planning Commission finds that the action described herein will have no significant adverse impact on the environment, and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 215-225 East 45th Street, (Block 1319, Lots 8 and 11) as an Urban Development Action Area;

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property,

THEREFORE, be it further **RESOLVED**, that the City Planning Commission after due

consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- a) The designation of property located at 215-225 East 45th Street, (Block 1319, Lots 8 and 11) in the Borough of Manhattan as an Urban Development Action Area;
- b) An Urban Development Action Area Project for such area; and

BE IT FURTHER RESOLVED, by the City Planning Commission pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in the report, the application for the disposition of city-owned property located at 215-225 East 45th Street, (Block 1319, Lots 8 and 11) in Borough of Manhattan, Community District 6, to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution (C 220132 HAM), duly adopted by the City Planning Commission on February 16, 2022 (Calendar No. 16), is filed with the Office of the Speaker, City Council and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

KENNETH J. KNUCKLES, Esq., *Vice-Chairman*
DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq.,
JOSEPH I. DOUEK, RICHARD W. EADDY,
LEAH GOODRIDGE, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ,
RAJ RAMPERSHAD, *Commissioners*

DANIEL R. GARODNICK, Esq., *Chair, Abstaining*
ALFRED C. CERULLO, III, *Commissioner, Recused*



BOROUGH PRESIDENT RECOMMENDATION

Project Name: New Providence Redevelopment_225 East 45th Street	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Administrator: Joan Huang
Application # 220132HAM	Borough: Manhattan
CEQR Number: 22HPD004M	Validated Community Districts: M06

Docket Description:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

1) pursuant to Article 16 of the General Municipal Law of New York State for:

a. the designation of property located at 215-225 East 45th Street (Block 1319, Lots 8 and 11) as an Urban Development Action Area; and

b. an Urban Development Action Area Project for such area; and

2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate a development containing approximately 171 shelter beds and 130 supportive and affordable housing units, Borough of Manhattan, Community District 6.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION:

Recommendation submitted by	MN BP	Date: 12/21/2021 3:44 PM
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BOROUGH PRESIDENT RECOMMENDATION

Project Name: New Providence Redevelopment_225 East 45th Street	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Administrator: Joan Huang
Application # 220131PSM	Borough: Manhattan
CEQR Number: 22HPD004M	Validated Community Districts: M06

Docket Description:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) and the Department of Homeless Services (DHS), pursuant to Section 197-c of the New York City Charter, modifying the restriction limiting the capacity of the shelter facility located at 215-225 East 45th Street (Block 1319, Lots 8 and 11) for use as supportive and affordable housing, Borough of Manhattan, Community District 6.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION:

Recommendation submitted by	MN BP	Date: 12/21/2021 3:44 PM
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OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN
THE CITY OF NEW YORK

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Gale A. Brewer, Borough President

December 21, 2021

**Recommendation on the ULURP Applications No. 220131PSM and 220132HAM
New Providence Redevelopment - 225 East 45th Street
by New York City Department of Housing Preservation & Development**

PROPOSED ACTIONS

The New York City Department of Housing Preservation & Development (“HPD”, the “Applicant”) and the New York City Department of Homeless Services (“DHS” or “Co-Applicant”) are seeking the following Proposed Actions to facilitate the development of a 21-story building housing a 171 bed homeless shelter, 130 affordable units (including 79 units of supportive housing for formerly homeless individuals and 51 units for low-income households at 60% of the Area Median Income, or “AMI”), a superintendent’s unit, and 3,601 square feet of medical clinic space (the “Proposed Development”). The Proposed Development is planned for the site of the current New Providence Women’s Shelter, located at 215-225 East 45th Street on block 1319, lots 8 and 11 (the “Development Site”), within the East Midtown neighborhood of Manhattan Community District 6.

The Proposed Actions include:

1. Designation of an Urban Development Action Area (“UDAA”); approval of an Urban Action Area Project (“UDAAP”);
2. Disposition of City-owned property; and
3. Site Selection approval to remove the capacity restriction approved in a prior Uniform Land Use Review Procedure (“ULURP”) application (C 930107 PCM) for the site selection/acquisition for the existing community facility.

City-owned properties that are no longer in use or are in deteriorated or deteriorating condition are eligible to be designated as UDAA and UDAAP, pursuant to the Urban Development Area Act (Article 16 of the State General Municipal Law). UDAA and UDAAP provide incentives for private entities to correct substandard, unsanitary and/or blighted conditions. According to New York State General Municipal Law § 694(4), to receive a UDAA and/or UDAAP designation, the City Planning Commission and the City Council must find that:

- a) the present status of the area tends to impair or arrest the sound growth and development of the municipality;
- b) the financial aid in the form of tax incentives, if any, to be provided by the municipality pursuant to [the tax incentives provisions of the Urban Development Action Area Act] ... is necessary to enable the project to be undertaken; and

- c) the area designation is consistent with the policy and purposes [of the Urban Development Action Area Act].

Section 197-c of the New York City Charter mandates that the disposition of all City-owned real property (other than the lease of office space) be subject to the Uniform Land Use Review Procedure (“ULURP”). While no specific findings must be met to make a property eligible for disposition under Section 197-c, Section 1802(6)(j) of the Charter limits HPD to the disposition of residential real property.

BACKGROUND

In the early 20th century, the Development Site was developed for the New Providence Foundation, which operated a convent and orphanage out of four inter-connecting buildings. Northeast of the Development Site at 931 First Avenue, the New York City Human Resources Administration (“HRA”) located its UN School Shelter for Women, which was intended to be a temporary residence for homeless women in the mid-1980s. However, 931 First Avenue was designated as a landmark and HRA was limited in its ability to rehabilitate this location to fully accommodate a shelter. This designation led to the shelter’s relocation to the Development Site.

To allow for the site selection and acquisition pursuant to Section 197-c of the New York City Charter, an application (C 930107 PCM) was filed to allow the Development Site to be used for transitional housing with onsite social services and/or mental health programs for single women, with a restriction on capacity of 150 people. The City Planning Commission (“CPC”) approved this application on April 4, 1993. It was approved by the City Council later that year (Resolution No. 1452). This action allowed for the development of the New Providence Women’s Shelter at the Development Site, which opened in 1998 and currently occupies the site.

PROPOSED DEVELOPMENT

Area Context

The Project Area is located completely within Community District 6 in the East Midtown neighborhood of Manhattan. The Development Site is surrounded by a mix of residential, commercial, and community and institutional facilities.

Residential uses in the area range from 4-to-6 story walkup buildings on midblocks to large towers on Second and Third Avenues with commercial uses. Commercial uses are primarily characterized by high rise and commercial office buildings, concentrated along Second and Third Avenues.

Institutional and community facility uses in the area include the YMCA of Greater New York on East 47th Street, the Bahamas Consulate General on East 46th Street, the Consulate General of Liberia on East 45th Street. The United Nations is also proximate to the Project Area.

The primary zoning districts in the area are C6-4, C5-3, C1-9, C-52, and R10.

Special zoning districts near the Development Site include:

- **Special Midtown District:** This special district, established in 1982 was intended to guide development within the Midtown central business district. It includes, among other urban design restrictions, different bulk and density limits for avenue frontages and midblocks for subdistricts.
- **Special Transit Land Use District:** This special district, established in 1973, is mapped on Second Avenue between Chinatown and East Harlem. It guides development in accordance with the Second Avenue subway line.

The Development Site is well served by transit. Grand Central Station, served by the Metro-North Railroad and the 4, 5, 6, 7, and shuttle subway lines is located two blocks to the west of the Development Site. The Metro-North lines located at this station are Danbury, Harlem, Hudson Line, New Canaan, and New Haven. Local bus service is provided by the M15 bus which runs along Second Avenue, and the M101, M102, M103, QM31, QM35, QM36, and QM44 which run along Third Avenue.

Site Description

The Development Site at 225 East 145th Street is comprised of two contiguous lots: Lots 8 and 11 on Block 1319. It has a total area of approximately 10,042 square feet and has approximately 100 feet of frontage along East 45th Street. The Development Site straddles two different commercial zoning districts: C5-3 and C6-4. The portion within C5-3 is also within the East Midtown Subdistrict, a subdistrict of the Special Midtown District.

C5-3 zoning districts allow for a variety of commercial, community facility, and residential uses. This commercial district has an R10 residential equivalent and allows for mixed use commercial/residential buildings. In a C5-3 district, the commercial maximum FAR is 15 and the community facility maximum FAR is 15.

C6-4 zoning districts also allow for a variety of commercial, community facility, and residential uses. This commercial district has an R10 residential equivalent and allows for mixed use commercial/residential building. The commercial maximum FAR is 10 and the community facility maximum FAR is 10. This results in a maximum FAR of 12 for the entire lot for community facility buildings.

The Development Site is currently the site of two existing buildings originally built for convent and orphanage uses. They now are used as the site of New Providence Women's Shelter, which provides 130 beds for women struggling with substance abuse. There also is a primary care clinic on site. Lot 8 is occupied by a 6-story shelter and Lot 11 is occupied by a 4-story office building used for social service provision for the shelter. These buildings have been altered to function as a shelter since 1998 but the floor plates do not align and therefore the current structures are inefficient for this use.

Project Description

The Applicants propose to demolish the current two existing buildings on lots 8 and 11 and build a single 21-story building in their place. This building would house approximately 171 shelter beds, approximately 130 units of affordable housing, one superintendent's unit, space for supportive services for shelter and affordable housing unit residents, and a public medical clinic.

The Proposed Development would consist of a single building containing approximately 117,392 zoning square feet of floor area and have an FAR of 11.78. 3,601 zoning square feet would be occupied by the public medical clinic. There would be separate entrances for the clinic, shelter, and residential units.

The proposed shelter would occupy approximately 34,114 zoning square feet of the Proposed Development. The 171 beds would be located on floors two through seven and serve single women. Amenities include an outdoor terrace on the second floor for shelter and supportive housing residents, kitchen areas, dining areas, occupational therapy rooms, and laundry rooms.

The rest of the floors would house 79,677 zoning square feet of residential units. There would be approximately 130 residential units, 79 of which would be supportive housing for formerly homeless individuals and 51 would be for low-income individuals making up to 60% AMI. The seventh floor would include social services for residents, a recreation room, and laundry facilities.

The Proposed Development would be constructed in accordance with Enterprise Green Communities Standards. Sustainable elements include construction waste management, healthier materials selection, green roofs, and access to potable water during emergencies.

COMMUNITY BOARD RECOMMENDATIONS

The Project Area is located within the jurisdiction of Manhattan Community Board 6. HPD presented this ULURP application to Community Board 6 at the public hearing for this project on November 15, 2021.

During their December 8, 2021 meeting, Manhattan Community Board 6 voted to approve ULURP application No. 220131PSM and 220132HAM without conditions by a unanimous vote of 39 in favor, 0 opposed, and 2 abstentions.

BOROUGH PRESIDENT'S COMMENTS

New York City has been experiencing a crisis homelessness and a lack of affordable housing. According to the Coalition for the Homeless, homelessness in New York City has recently reached its highest levels since the Great Depression. As of August 2021, there are 47,916 homeless people sleeping in the New York City shelter system. Over the course of 2020, a total of 122,926 different people slept in the shelter system at least once.¹

¹ Coalition for the Homeless. [Homelessness Fact Sheet](#). September, 2021

Moreover, in September 2021, there were 4,332 single women who slept in the shelter system.² These women are often the victim of domestic violence and have unique needs that are served by shelters and supportive housing that cater to them. The New Providence Women's Shelter has served these women, and the Proposed Development would continue this mission.

The addition of supportive housing and income targeted supportive housing in this project would also further help to ameliorate the homelessness crisis. Supportive housing is key to helping the housing insecure remain in safe and permanent housing. The income restricted units at 60% AMI would serve individuals making up to \$50,160, a level at which there is a shortage of affordable units.

In their recommendation of approval for this redevelopment project, Community Board 6 noted that it has long been a position of the Board to encourage the production of affordable units and that CB6 is home to a large population of homeless individuals who would be served by this project. Numerous other groups have cited homelessness as an urgent issue facing the district.

As with any affordable housing project in the city, HPD and the developer should commit to a robust marketing process that guarantees that eligible community district residents would be informed in a timely manner about the availability of the new units. Since many Midtown residents suffer from homelessness, those already residing in the district should be prioritized for the supportive and income restricted housing.

I look forward to the improved facilities located on 225 East 45th Street as Project Renewal can increase the quality of service with a purpose-built structure and increase the number of people they can serve. I anticipate this project will contribute to the vitality of the surrounding neighborhood.

BOROUGH PRESIDENT'S RECOMMENDATION

Therefore, I therefore recommend approval of ULURP application No. 220131PSM and 220132HAM on the condition that the Applicant agree to:

- Market available units in coordination with local organizations in Midtown to ensure equitable selection of tenants; and
- Prioritize potential tenants who are already residing in the Midtown neighborhood.

A handwritten signature in black ink that reads "Gale A. Brewer". The signature is fluid and cursive, with the first name "Gale" and last name "Brewer" clearly legible.

Gale A. Brewer
Manhattan Borough President

² Coalition for the Homeless. [Basic Facts About Homelessness](#). September, 2021



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: New Providence Redevelopment_ 225 East 45th Street			
Applicant:	HPD - NYC Dept of Housing Preservation & Development	Applicant's Primary Contact:	Joan Huang
Application #	220132HAM	Borough:	
CEQR Number:	22HPD004M	Validated Community Districts:	M06

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IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

1) pursuant to Article 16 of the General Municipal Law of New York State for:

a. the designation of property located at 215-225 East 45th Street (Block 1319, Lots 8 and 11) as an Urban Development Action Area; and

b. an Urban Development Action Area Project for such area; and

2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate a development containing approximately 171 shelter beds and 130 supportive and affordable housing units, Borough of Manhattan, Community District 6.

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RECOMMENDATION: Favorable			
# In Favor: 39	# Against: 0	# Abstaining: 2	Total members appointed to the board: 41
Date of Vote: 12/8/2021 12:00 AM		Vote Location: On Zoom	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 11/15/2021 6:30 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	On Zoom

CONSIDERATION: THEREFORE, BE IT RESOLVED that Manhattan Community Board Six views as FAVORABLE the joint ULURP application to permit the construction and operation of the homeless shelter, affordable housing units, and health clinic at 225 East 45th Street.

See attached resolution for more details.

Recommendation submitted by	MN CB6	Date: 12/9/2021 2:33 PM
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COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: New Providence Redevelopment_225 East 45th Street			
Applicant:	HPD - NYC Dept of Housing Preservation & Development	Applicant's Primary Contact:	Joan Huang
Application #	220131PSM	Borough:	
CEQR Number:	22HPD004M	Validated Community Districts:	M06

Docket Description:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) and the Department of Homeless Services (DHS), pursuant to Section 197-c of the New York City Charter, modifying the restriction limiting the capacity of the shelter facility located at 215-225 East 45th Street (Block 1319, Lots 8 and 11) for use as supportive and affordable housing, Borough of Manhattan, Community District 6.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 39	# Against: 0	# Abstaining: 2	Total members appointed to the board: 41
Date of Vote: 12/8/2021 12:00 AM		Vote Location: On Zoom	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 11/15/2021 6:30 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	On Zoom

CONSIDERATION: THEREFORE, BE IT RESOLVED that Manhattan Community Board Six views as FAVORABLE the joint ULURP application to permit the construction and operation of the homeless shelter, affordable housing units, and health clinic at 225 East 45th Street.

See attached resolution for more details.

Recommendation submitted by	MN CB6	Date: 12/9/2021 2:33 PM
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KYLE ATHAYDE
CHAIR

MARK THOMPSON, FIRST VICE CHAIR
SANDRO SHERROD, SECOND VICE CHAIR



JESÚS PÉREZ
DISTRICT MANAGER

BRIAN VAN NIEUWENHOVEN, TREASURER
CLAUDE L. WINFIELD, ASST. TREASURER
MATT BONDY, SECRETARY
VACANT, ASST. SECRETARY

THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD SIX
211 EAST 43RD STREET, SUITE 1404
NEW YORK, NY 10017

VIA E-MAIL

December 9, 2021

Anita Laremont
Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Favorable resolution regarding ULURP application for a site selection (220131 PSM), disposition of City-owned property, and designation of an Urban Development Action Area (220132 HAM), at 225 East 45th Street

At the December 8, 2021 Full Board meeting of Manhattan Community Board Six, the Board adopted the following resolution:

WHEREAS, representatives of the NYC Department of Housing Preservation and Development, Project Renewal, Dattner Architects, and Monadnock Development presented an application for a site selection (220131 PSM), disposition of City-owned property, designation of an Urban Development Action Area (220132 HAM), and approval of an Urban Development Action Area Project at a public hearing conducted at the November 15, 2021 meeting of the Manhattan Community Board Six Housing & Homelessness Committee;

WHEREAS, the development project that would be permitted at 225 East 45th Street under this ULURP application would result in a modern 171-bed homeless shelter for single women on its lower floors, and also 130 new units of studio housing on its upper floors (operated as separate facilities with separate entrances), including 79 units of supportive housing whose residents will be selected by the New York City Department of Homeless Services (DHS), and 51 affordable studio units available by lottery to members of the public meeting a 60% AMI income criterion, along with a health clinic facing the street that will be open to the public;

WHEREAS, there already exists a homeless shelter for single women at 225 East 45th Street, now managed by Project Renewal, which has been in operation since 1997 in a former orphanage owned by DHS that is not modernized and not ideally suited for this purpose;

WHEREAS, the building itself that is proposed to be constructed is permissible as of right, and the ULURP application concerns only the legal matters relating to the continued operation of the shelter in the newly built facility;

WHEREAS, rising housing costs directly lead to financial insecurity for households across New York City, including in Manhattan Community District 6, resulting in over a million rent-burdened households citywide;

WHEREAS, it has long been the position of our Board that we should encourage the development of affordable housing in Manhattan Community District 6 when feasible;

WHEREAS, our Board represents the large population of homeless New Yorkers residing in Manhattan Community District 6, whose welfare is reduced by a shortage of safe and modern shelter facilities, supportive services, and supportive housing;

WHEREAS, it is the opinion of this Board that this project would be beneficial to the long-term welfare of the people of Manhattan Community District 6;

THEREFORE, BE IT RESOLVED that Manhattan Community Board Six views as **FAVORABLE** the joint ULURP application to permit the construction and operation of the homeless shelter, affordable housing units, and health clinic at 225 East 45th Street.

VOTE: 39 in favor 0 Opposed 2 Abstain 0 Not entitled

Best regards,

A handwritten signature in blue ink, appearing to read 'Jesús Pérez', with a stylized, flowing script.

Jesús Pérez
District Manager

Cc: Hon. Gale Brewer, Manhattan Borough President
Hon. Keith Powers, Council Member
Rich Mintz, Chair, CB6 Housing & Homelessness Committee
Erin Drinkwater, Deputy Commissioner, Department of Social Services
Felipe Cortes, New York City Department of Housing and Preservation Development
Joan Huang, New York City Department of Housing and Preservation Development
Paul Woody, Project Renewal